

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 11, 2014**

- 4. APPLICATION: Z14-032 (14335-00000-00468)**  
**Location:** **1516 NORTH HIGH STREET (43201)**, being 7.34± acres located on the east side of North High Street between East Ninth and East Eighth Avenues, and on the south side of East Eighth Avenue between Pearl and Section Alleys (not all-inclusive; 010-0255559 plus 45 others; University Area Commission).  
**Existing Zoning:** R-4, Residential, AR-O, Apartment Office, and C-4, Commercial, Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use commercial and residential development.  
**Applicant(s):** Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215; and Community Housing Network, Inc.; c/o Jill S. Tangeman, Atty.; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; P.O. Box 1008; Columbus, OH 43216.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

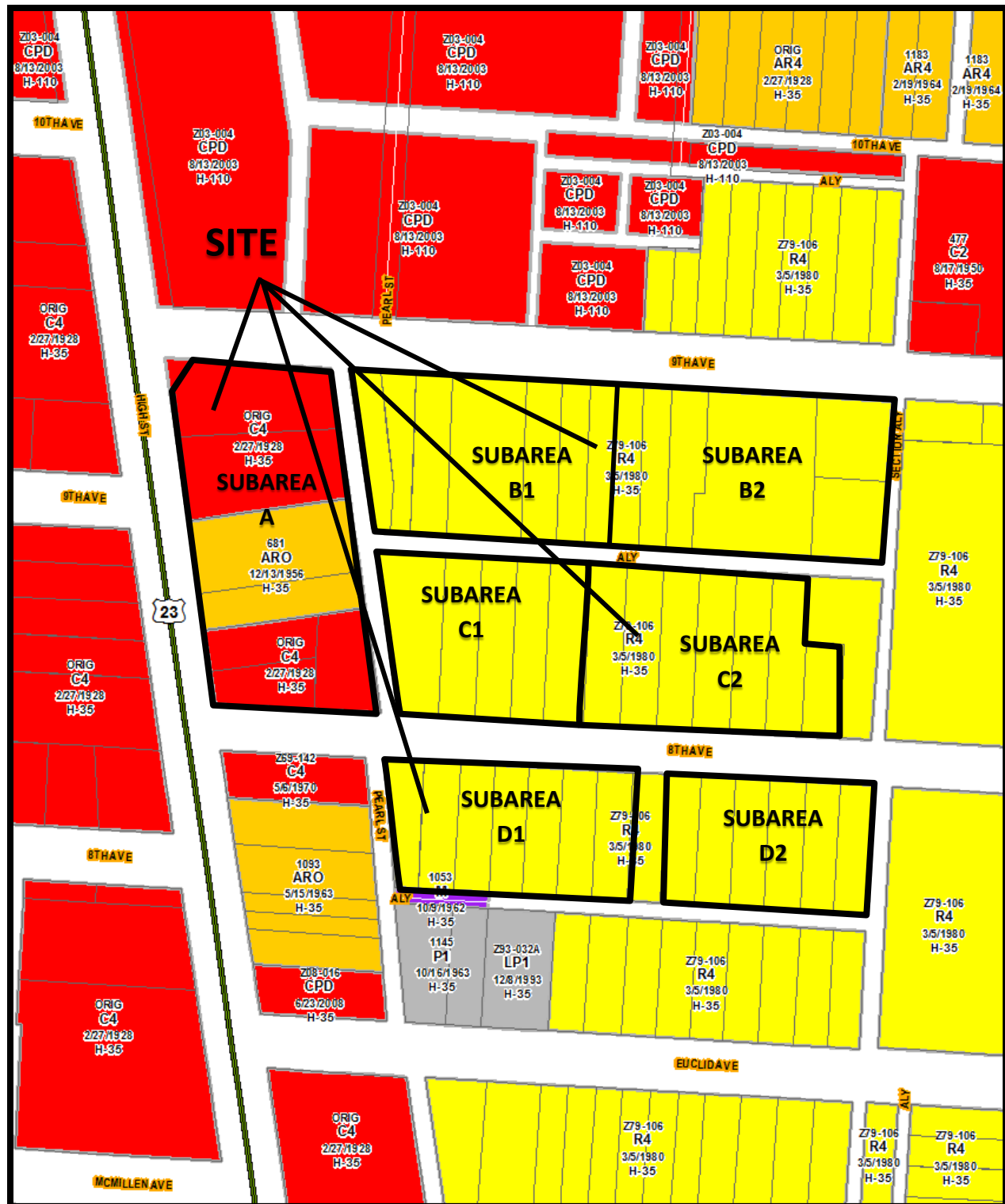
**BACKGROUND:**

- The 7.34± acre site is comprised of forty-six separate parcels that are mostly vacant, but one is developed with a fast-food restaurant, and a few contain multi-unit residential uses. The requested CPD, Commercial Planned Development District will allow the Campus Gateway Phase II development of mixed commercial and residential uses (approximately 500 units). Companion Council Variance CV14-037 has been filed to request first-story and upper-story residential uses in all subareas, but is heard only by City Council and will not be considered at this Development Commission meeting.
- The Campus Gateway Phase I mixed-use development in the CPD, Commercial Planned Development District, and mixed-residential development in the R-4, Residential District are located to the north across East Ninth Avenue. A fire station, apartment buildings, and Indianola Park, all in the R-4, Residential District, are located to the east. Parking lots in the P-1, Private Parking, and L-P-1, Limited Private Parking Districts, and mixed-residential development in the R-4, Residential District are located to the south. Mixed commercial and residential development in the C-4, Commercial District is located to the west across North High Street.
- The site is located within several planning areas, and the North High Street frontage is within the Urban Commercial Overlay. The *Weinland Park Neighborhood Plan* (2006) recognizes the site as a residential redevelopment area. The *University Neighborhoods*

*Revitalization Plan* (1996), which is being updated, calls for community commercial and moderate intensity residential uses for this area, and the *Plan for High Street* (2000), and the *University/High Street Development & Design Guidelines* (2002), also contain relevant recommendations that have been incorporated into the proposal. The site is also located within the boundaries of the University Area Impact District which requires a recommendation from the University Area Review Board (UARB). The UARB recommendation is for approval of the request.

- The CPD District proposes seven development subareas within the 110-foot height district. The CPD text includes permitted uses and development standards that address setbacks, building height, parking ratios/shared parking, landscaping, building design, and lighting and graphics restrictions. The CPD site plan provides building and parking setbacks and building height limitations. The “Campus Gateway II Urban Framework Plan” shall be utilized by the UARB during review of building plans for Certificates of Approval.
- The site lies within the boundaries of the University Area Commission, whose recommendation is for approval of the requested CPD District.
- North High Street is identified by the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The requested CPD, Commercial Planned Development District will allow mixed commercial and residential development that is consistent with the existing zoning and development pattern of the area, and continues redevelopment goals for this segment of North High Street. The request is also consistent with the land use recommendations of the *University Neighborhoods Revitalization Plan* (1996), the *Plan for High Street* (2000), the *University /High Street Development & Design Guidelines* (2002), and the *Weinland Park Neighborhood Plan* (2006), and has received a recommendation of approval by the University Area Review Board.



Z14-032  
 1516 North High Street  
 Approximately 7.34 acres  
 From R-4, AR-O, & C-4 to CPD

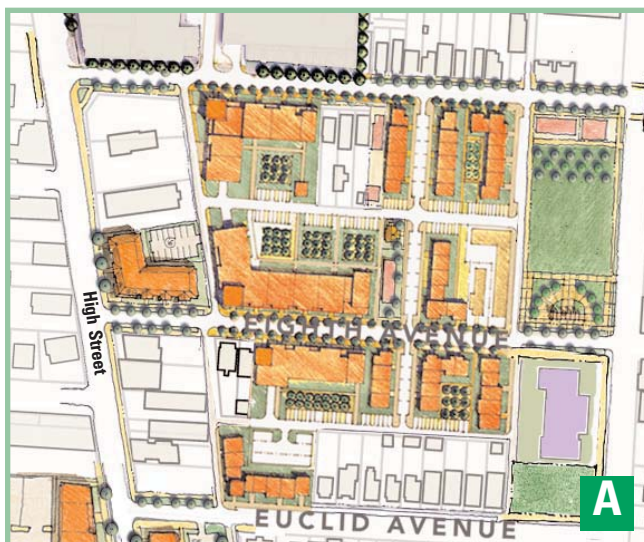


## 6

## Redevelopment Concepts: East Eighth and East Ninth Avenues Provide New Housing Choices to Attract New Residents

- ◀ Provide a range of new housing choices along East 8th and 9th avenues.
- ◀ Transition in scale from Indianola Avenue to North High Street (smaller to larger scale).
- ◀ Explore varied densities (options could range from 175 to 250 units).
- ◀ Consolidate sites to attract development interests.
- ◀ Prohibit the "people packer" development topology.
  - ▶ Build new housing that fronts on the street with identifiable entrances for each unit.
  - ▶ Place parking at the rear or under buildings.
  - ▶ Work with the city to dedicate on-street parking for local residents.

	A	B
Housing	175 units	250 units
Commercial	0 s.f.	0 s.f.
Retail	0 s.f.	0 s.f.
Civic	0 s.f.	0 s.f.



Source: Goody Clancy & Associates



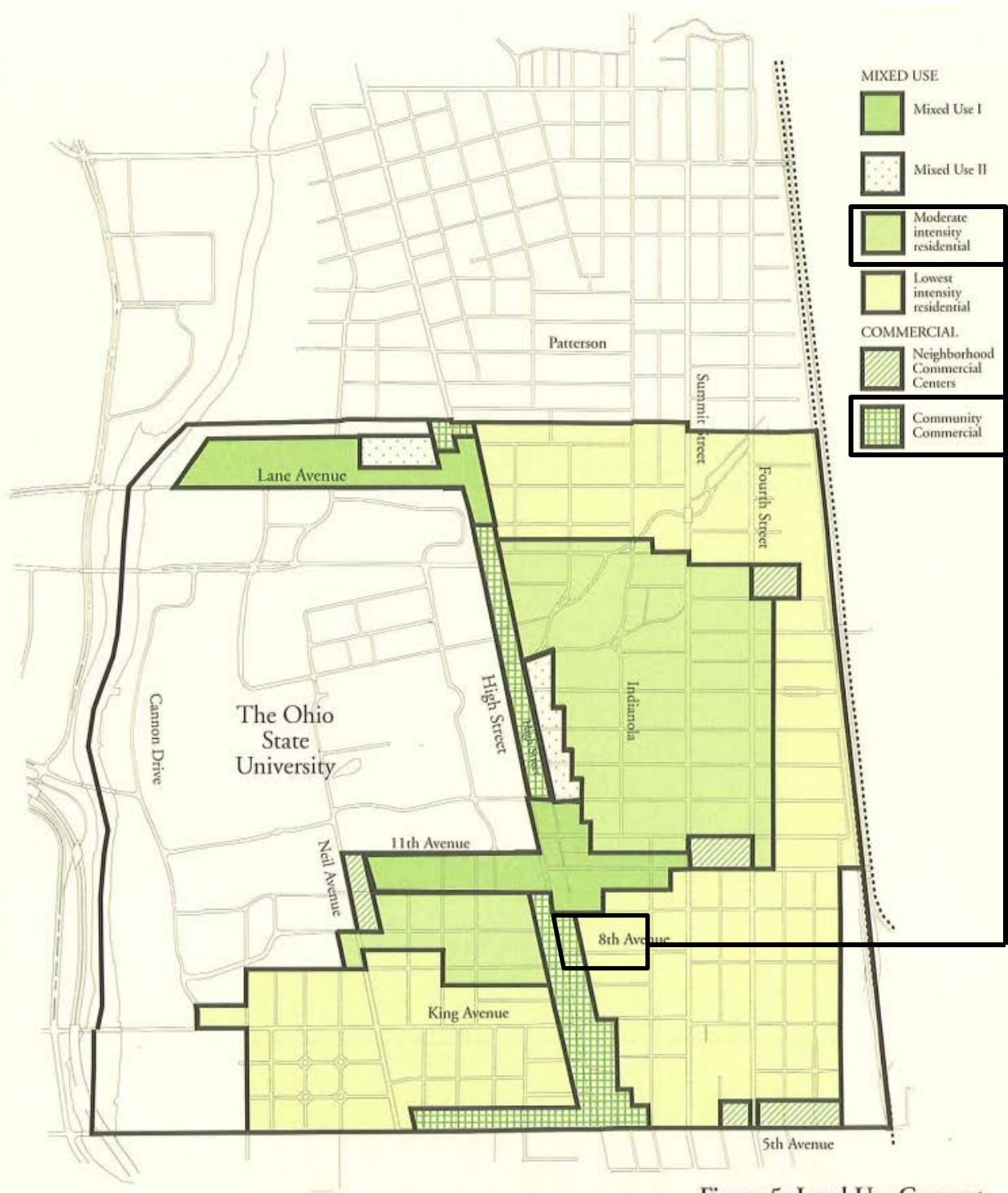


Figure 5: Land Use Concept

.....Z14-032  
 1516 North High Street  
 Approximately 7.1 ( acres)



## Zone 2

*King & 7th Avenues to 9th Avenue*

**Character:** Eroded urban fabric is mixed with some handsome facades. Several sites offer redevelopment potential. Areas with extensive surface parking offer opportunities for additional development.

**Goals:**

- Strengthen the streetwall by developing underutilized lots with a mix of retail and residential uses to restore a pedestrian-friendly experience.
- Ensure library expansion relates well to the street's pedestrian orientation.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

**Redevelopment Standards:**

- Height: 1 to 3 stories
- Setback: 0'

## Zone 3

*9th Avenue to 11th & Chittenden Avenues*

**Character:** Traditional “South Campus,” marked by a concentration of bars and other student-oriented uses. Includes some handsome historic facades as well as traditional buildings that have been substantially altered. Vacant land, surface parking, and deteriorated buildings offer significant redevelopment opportunities. This zone opens to the “park-like” character of the campus edge and serves as a gateway to the campus from the south and east.

**Goals:**

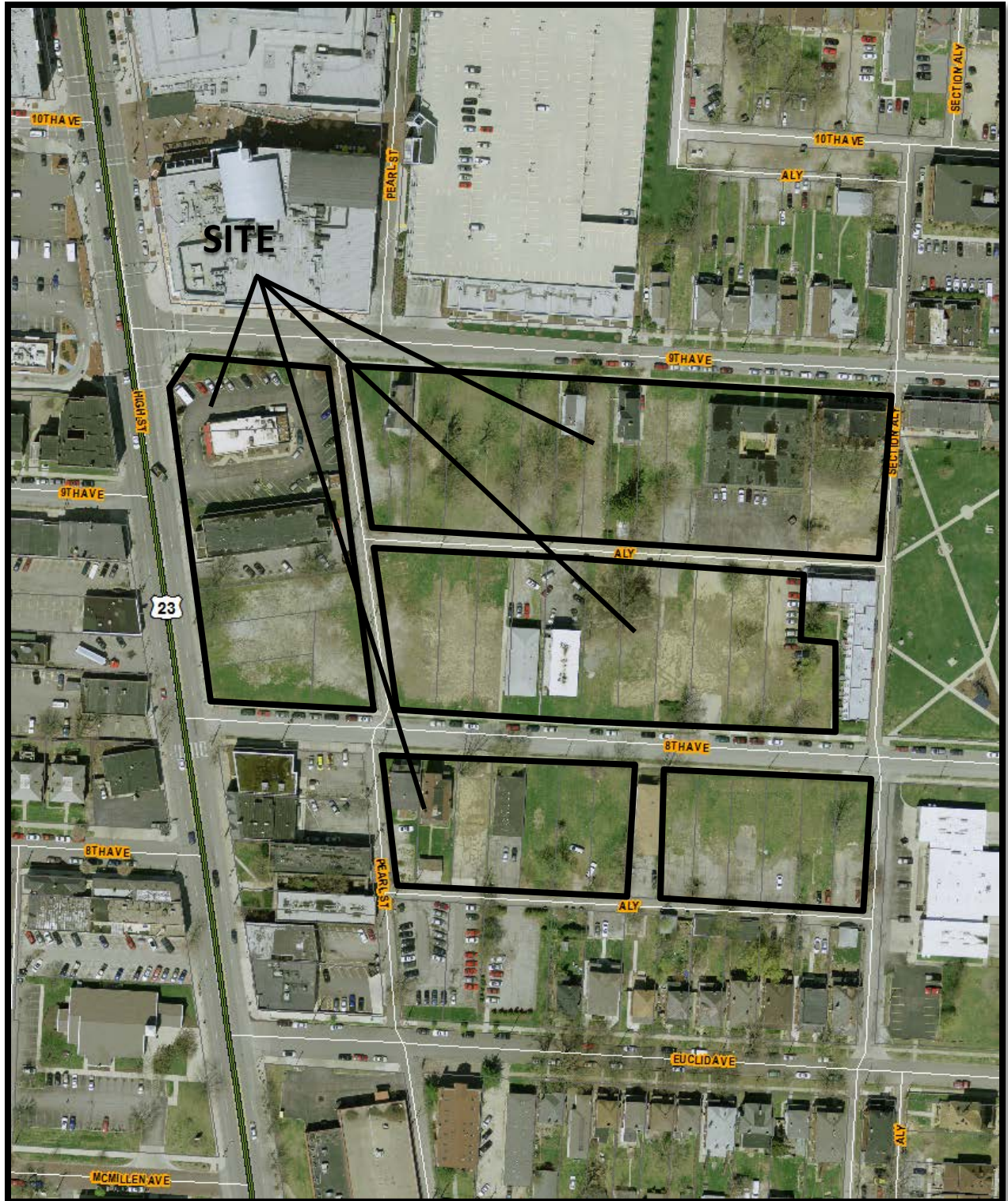
- Redevelop as a lively destination for the entire university community and others. Redevelopment should be mixed-use, with extensive retail and entertainment facing High Street, together with housing and office uses. New buildings and uses should reinforce pedestrian activity by including such elements as transparent storefronts, lively entrances, and outdoor dining and gathering areas.
- Further develop the sense of “gateway” at 11th Avenue.
- Integrate existing primary character-giving buildings and/or facades into new streetwall.



**Redevelopment Standards:**

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at 11th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60' or greater.





Z14-032  
1516 North High Street  
Approximately 7.34 acres  
From R-4, AR-O, & C-4 to CPD

## COMMERCIAL PLANNED DEVELOPMENT TEXT

**CURRENT DISTRICT:** C-4, Commercial  
AR-O, Apartment  
R-4, Residential

**PROPOSED DISTRICT:** CPD, Commercial Planned Development

**PROPERTY ADDRESS:** 1516 North High Street

**OWNERS:** Redstone Realty Co, LLC  
Campus Partners for Community Urban Redevelopment

**APPLICANT:** Campus Partners for Community Urban Redevelopment  
c/o Michael T. Shannon, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 S. Front Street, Ste. 1200  
Columbus, Ohio 43215  
mshannon@cbjlawyers.com

**DATE OF TEXT:** August 23, 2014

**APPLICATION #:** Z14-032

### 1. INTRODUCTION:

The Campus Gateway Phase II is a focused continuation of Campus Partners' work to revitalize the High Street commercial corridor. Located directly south of the recently constructed South Campus Gateway, the proposed project will bridge the gap between The Ohio State University and the Short North. The Site is located within the University Area Commission, University Impact Area, Urban Commercial Overlay, and the Weinland Park Association. The project encompasses approximately 7 acres and is generally bound by High Street to the west, East 9th Avenue to the north, Section Alley to the east, and Euclid Avenue to the south. The Site's existing zoning is a mix of R-4 Residential, AR-O Apartment Office, and C-4 Regional Scale Commercial.

Applicant proposes to rezone the Site to CPD Commercial Planned Development. The Campus Gateway Phase II will provide commercial space for retail, office and restaurant uses, and a maximum of 500 dwelling units. Of the 500 units, no more than a maximum of 145 units will be 3 to 4 bedrooms with the remaining units being 1 to 2 bedrooms. Parking as required by the CPD Text, will be satisfied by both on-Site and by utilization of the neighboring South Campus Gateway parking garage.

The proposed development will acknowledge and integrate the Draft University District Plan recommendations so that the project embodies the spirit of the Campus Gateway area and respects the mix of architectural styles of the greater University Area District Neighborhood as detailed in the Campus Gateway Phase II Urban Framework Plan. The project will also integrate sustainable development principles and features in the area through enhanced streetscape, diverse street-level active uses, and maximum leveraging of transportation infrastructure. Ultimately, the project will mingle campus activities with an urban lifestyle and promote the pedestrian-oriented character of the Campus Gateway and the Short North. This will be accomplished in harmony with the Weinland Park Neighborhood Plan.

The applicant shall require the developer to develop a strategy for the design and implementation of the public infrastructure, including streets, sidewalks, lighting, street trees and potential improvements to Indianola Park.



## 2. PERMITTED USES:

A. The proposed redevelopment Site shall consist of four subareas. Subarea A is on the east side of North High Street between East 9th Avenue, East 8th Avenue and Pearl Street. Subarea B1 and B2 is on the south side of East 9th Avenue between north Pearl Street and Section Alley. Subarea C1 and C2 is on the north side of East 8th Avenue between North Pearl Street and Section Alley. Subarea D1 and D2 is on the south side of East 8th Avenue between North Pearl Street and Section Alley.

B. In Subarea A, commercial, residential, residential supporting, or parking uses shall be permitted on the first floor of buildings, and residential or residential supporting uses shall be permitted on upper floors. In all other subareas, residential, residential supporting, or parking uses, and commercial uses except for retail uses, shall be permitted on the first floor of buildings, and residential or residential supporting uses shall be permitted on upper floors. Residential supporting uses shall include work out facilities, computer rooms, laundry facilities and other amenities for residents. Structured parking shall be permitted in all subareas. The applicant has submitted companion Council Variance application CV14-037 for all subareas to vary CCC§ 3356.03 to allow the development of ground floor dwelling units, residential units above first floor dwelling units, Bowling Centers, Performing Arts, Spectator Sport and Related Industries, Theaters, Dance Companies and Dinner Theaters, and to allow the continued use and maintenance of any existing structure should they remain.

C. Those uses in Section 3356.03, C-4 Permitted Uses, of the Columbus City Code shall be permitted in all Subareas except as restricted by 2.B. above. The following uses are excluded from the subject property:

- Automobile sales (new and used)
- Billboard (unless approved a part of a graphics plan)
- Bus or truck terminal
- Car lot
- Funeral Homes and Services
- Crematory
- Pawn Brokers
- Collection Agencies
- Repossession Services
- Hookah Bars

## 3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written text or the submitted Site plan, the applicable development standards are contained in Chapter 3356, Regional Scale Commercial Development of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments:

1. The setback from High Street shall be 4 feet from the proposed Right-of-Way of High Street which shall match the existing South Campus Gateway Right-of-Way. The setback from the east side of Pearl Alley, Section, Alley, 8<sup>th</sup> Avenue and Ninth Avenue shall be 10 feet. The setback

from the unnamed alley to the South of East 8<sup>th</sup> Avenue shall be 30 feet, except within 100 ft. of Pearl Alley and Section alley where the setback shall be 10 ft.

2. Subareas A through D shall maintain a minimum 10 foot rear yard and side yard setbacks.
  3. The Site shall establish a 110 foot height district. The maximum building height for Subarea A shall be 72 feet. The maximum building height for Subarea B and C shall be 60 feet with stepback to 45 ft. for buildings within 30 ft. of Section Alley along the east side of the Sub-areas B-2. The maximum building height for Subarea D shall be 45 feet. Rooftop mechanical equipment and its associated screening will not be used in the determination of building heights. Specialized or distinctive architectural elements, as approved by the University Area Review Board, shall not be subject to these height limitations.
- B. Access, Loading, Parking, Pedestrian Improvements and/or other Traffic related commitments:
1. Applicant agrees that the Developer of the proposed project shall conduct a Traffic Impact Study to be reviewed and approved by the Department of Public Service, prior to the approval of the final site compliance plan by the City of Columbus.
  2. All access points to all Sub-Areas shall be subject to the approval of the Department of Public Service.
  3. Parking requirements for Subareas A through D shall be calculated and provided in aggregate for the entire site.
  4. There shall be no required on-Site parking for individual subareas. Aggregate minimum parking requirements may be satisfied through a combination of on-Site parking, and up to 300 parking spaces within the existing South Campus Gateway garage. For the required parking in Subarea A, up to 300 spaces may be counted in the existing South Campus Gateway garage in Subarea E of Z03-004(Ord. #1673-2003).
  5. Applicant shall provide 3 parking spaces per 1,000 square feet commercial use (including retail, office, and restaurant). Residential uses shall provide 1.5 parking spaces per dwelling unit.
  6. There shall be no parking required for outdoor dining or entertainment areas.
  7. One loading space shall be provided for Subarea A subject to the approval of the Department of Public Service. Because no large scale tenant is expected within the subarea, the development may vary the size and shape of the loading zone if the space required pursuant to the code is deemed unnecessary, subject to the approval of the Department of Public Service.
  8. Sidewalks and outdoor dining areas shall be paved with material and pattern consistent with the existing South Campus Gateway High Street sidewalk. The material and pattern shall extend a minimum of 50 feet from High Street along 8th and 9th Avenues. Sidewalks that are not less than 4 feet in width shall be provided along 8th and 9th Avenues.
  9. Subarea A shall provide at least 20 covered bicycle storage spaces. Subareas B through D shall provide, in aggregate, bicycle storage spaces pursuant to the Code.
  10. The design of any traffic improvement shall be subject to the review and approval

of the Department of Public Service. Additional Right-of-Way shall be dedicated which shall match the existing adjustment of South Campus Gateway Phase I.

11. Parking, vehicle stacking, and circulation shall be prohibited within the building setback area.
- C. Buffering, Landscaping, and/or Screening commitments:
  1. Street trees shall be installed along all improved frontages in cooperation with the Urban Forester of the Department of Parks and Recreation.
  2. Unless otherwise specified, minimum size of trees at installation shall be 3-inch caliper for deciduous trees, 5 feet in height for evergreen trees and 2.5 inch caliper for ornamental trees.
  3. Parking lots along the southern perimeter in Sub-areas D-1 and D-2 shall be screened with 3 foot high landscaping and/or fencing between the lot and the alley. Landscaping shall also include deciduous trees planted 45 ft. on center and adjusted for the site conditions.
- D. Building Design and/or Interior-Exterior Treatment Commitments:
  1. The following criteria shall be considered for review and approval of buildings by the University Area Review Board:
    - a. All buildings within Subarea A shall be contemporary, using flat planes and taut building wrappers to create simple juxtaposing volumes that provide efficient, flexible plans appropriate to their respective uses. The commercial base for each building will be highly transparent, allowing the energy and light of the stores to spill out and activate the streets. The upper stories will be articulated to reference the best architecture of the adjacent Short North while retaining a contemporary authenticity.
    - b. All buildings within Subareas B through D shall reinforce the streetscape along 8<sup>th</sup> and 9<sup>th</sup> Avenues. Buildings are to be scaled to create a pedestrian atmosphere, and shall promote the creative design of a high quality development that fits within the design context of the surrounding neighborhood.
    - c. Each building shall consist of a material palette intended to be high quality and long lasting, comprising of brick of various colors, cast stone, glass (particularly at street-level), exposed metal, EIFS, composite trim and materials of similar quality.
    - d. All building openings, including doors and windows, shall be spaced and sized at regular intervals to promote a pedestrian environment. Building openings with Subarea A shall be oriented vertically to match the character of the existing South Campus Gateway Development.
    - e. The buildings within Subarea A shall have a flat roof. The buildings within Subareas B through D may have flat, gable, shed roof, or combination thereof, and shall be reviewed and approved by the University Area Review Board.
  2. No materials, supplies, equipment or products shall be displayed or permitted to remain on any portion of the Site outside the permitted structures, except for outside dining and entertainment areas.



3. The primary and longest façade of buildings in Sub-areas D-1 and D-2 shall face 8<sup>th</sup> Avenue. The façades facing Euclid Avenue shall not be blank.
- E. Dumpsters, Lighting, Outdoor Display Areas, and/or Other Environmental Commitments:
1. Outdoor lighting shall be cut-off fixtures (down lighting) or Acorn lighting as appropriate, unless an alternative design is approved by the University Area Review Board.
  2. Light poles in the parking lots shall not exceed 18 feet in height unless an alternative design is approved by the University Area Review Board.
- F. Graphics and Signage Commitments:
1. Graphic standards, except as modified by a graphics plans, shall apply as they pertain to a C-4, Commercial District.
- G. Miscellaneous:
1. The subject site shall be developed in general conformance with the submitted CPD Subarea Plan, provided, however, exact locations of access drives, structures and landscaping have not yet been determined, but shall be subject to any necessary approval of the applicable city agencies and divisions. The Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
  2. The Development shall comply with the Parkland Dedication Ordinances.
  3. The developer shall commit to utilizing the principles in the Campus Gateway II Urban Framework Plan in the submission of building plans to the University Area Review Board.
  4. The public realm will include large street trees, articulated sidewalks, spaces for outdoor cafes, and attractive three dimensional awnings and signage to reinforce the District as a destination for shopping, dining, evening entertainment and informal meetings and social gatherings as approved by applicable City of Columbus reviewing agencies.
- H. CPD Criteria:
1. Natural Environment: The Site is located on the east side of a major arterial roadway and is occupied by a variety of buildings.
  2. Existing Land Uses: A combination of commercial, residential, and university uses surround the Site.
  3. Transportation and Circulation: The existing street system shall provide access to the proposed development as described in Section 3B.

4. Views and Visibility: See Section D.
5. Visual Form of the Environment: See Section D.
6. Proposed Development: Mixed use of commercial, office, entertainment, parking, and residential uses.
7. Emission: No adverse effects shall result from the proposed development.
8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Respectfully Submitted,

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Michael T. Shannon, Esq.  
Attorney for Applicant





## RECOMENDATION

property address

hearing date

applicant

issue date

*This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.*

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

☐

### Variance or Zoning Change Request

☐

Rezoning

☐

Parking Variance

☐

Change of Use

☐

Lot Split

☐

Special permit

☐

Setbacks

☐

Other

### TYPE(S) OF ACTION(S) REQUESTED:

### RECOMMENDATION:

☐

SUPPORT REQUESTED VARIANCE  
OR ZONING CHANGE

☐

DO NOT SUPPORT REQUESTED  
VARIANCE OR ZONING CHANGE

☐

NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Daniel Ferdelman  
University Area Review Board, Staff



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

Doreen Uhas-Sauer  
President  
Susan Keeny\*  
1<sup>st</sup> Vice President  
David Hegley  
2<sup>nd</sup> Vice President  
Sharon Young  
Corr. Secretary  
Terra Goodnight  
Recording Secretary  
Seth Golding\*  
Treasurer

August 23, 2014

TO: Shannon Pine  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2208  
[spine@columbus.gov](mailto:spine@columbus.gov)

RE: 1516 N. High Street, South Gateway Project  
Rezoning Z14-032/14335-00000-00468

Jim Bach  
Craig Bouska\*  
Lucas Dixon  
Ethan Hansen\*  
Joyce Hughes\*  
Jennifer Mankin  
Brandyn McElroy  
Colin Odden\*  
Charles Robol  
Richard Talbot\*  
Tom Wildman\*

Dear Ms. Pine:

This letter is to inform you that on August 20, 2014 the UAC voted to support the request for a rezoning for the proposed development located at 1516 N. High Street, as presented by Campus Partners.

The process of working with Campus Partners to develop the new CPD for this parcel has been very rewarding. There were numerous conversations, meetings, and presentations with the University Area Commission and the UAC Zoning Committee as well as various neighborhood groups. All of these efforts have helped to shape the parameters of this new CPD so that any future development will be respectful of the character of the adjacent neighborhoods. It will also be in keeping with the goals and vision as established in the draft University District Plan that is nearing completion. It is to be hoped that this entire process will benefit the community for years to come.

\*Denotes Zoning  
Committee member

Please note that there were several additions to the CPD text that were agreed upon by all parties and voted on at the Commission meeting. They are as follows:

- List of additional uses **not** permitted in the CPD Zoning shall be:

Funeral Homes and Services  
Crematory  
Pawn Brokers  
Collection Agencies  
Repossession Services  
Hookah Bars

- Text in Urban Infrastructure Plan will state that intent of permitted uses in the CPD Zoning is to support neighborhood retail.
- Text in Urban Infrastructure Plan will state something about limiting the size of individual retail spaces with the intent that no one business can monopolize the majority of the retail space on the project site

The vote to approve the above request, with the inclusion of the additions as noted above, was as follows: **For – 12; Against – 2; Abstentions – 0. We ask that these items be incorporated into and made a part of the revised CPD text for this property.**

Respectfully Submitted,

*Susan LM Keeny*

Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201